

APRIL HAS STARTED ENCOURAGINGLY FOR REAL ESTATE MEN

Rain Prevents Closing of
Many Deals, But Aver-
age Improves.

MORE TRANSACTIONS
THAN A YEAR AGO

Marked Decrease Noticeable in the
Money Market, With Interest
Rate Down.

The month of April opened encouragingly for the realty brokers and a record-breaking week was prevented only by the inclement weather conditions. Jupiter Pluvius is the sworn enemy of the broker both in the matter of selling property and in the closing of transactions. The rain prevents prospective purchasers from visiting the land to be sold, and especially is this noticeable in the spring, when a large percentage of the sales are made in suburban properties. When it comes to closing the transactions, postponements are frequently asked until the weather is fair. April 1 saw thirty-one transactions closed and in April 4 deeds passed between seller and purchaser in thirty-nine sales, the record for the month being only two short of the new daily record established March 31. There were three mediocre days, however, during the week, and the average of the total of transactions for the six days to 156. The number of lots involved in these sales aggregate 356.

Outside City Limits.
Two-thirds of the sales were outside the city limits. Of these, ninety-nine were in the outlying county districts and seventy-seven in the near-urban district.

Within the city proper, the northwest section led in the number of sales, with a total of thirty-six lots transferred. There were twenty-eight lots conveyed in the northeast, twenty-one in the southeast, and five in the southwest.

While the volume of activity as shown by the above figures falls a little short of the results attained by the brokers during the previous year, the most optimistic in last month, a comparison with the corresponding period of 1910, favors last week.

From a review of the number of papers filed with the Recorder of Deeds this week and the number filed in the first week of April, 1910, a total of 515 papers this week is found against 515 in 1910. This indicates an increase of more than 5 per cent this week despite the rainy weather.

A marked decrease in the money market is noticeable this week, the record for the entire week falling short of the volume of loans made in one day during the previous week. March 31 had an aggregate of \$300,000 in loans to its credit, while the total for the past week is only \$291,567.49. The money was borrowed on the security of 283 lots.

Interest Rate Drops.
The interest rate, however, dropped this week to 5.4 per cent, a figure it has not reached since the last week of February. The prevailing rate of interest during the first quarter of 1911 has been 6.5 per cent, although on one or two occasions the rate has been as high as 6.8 per cent. The talk this week appears to indicate a disposition toward an easier money market.

The bulk of the loans this week was made to borrowers who desired to improve land already owned by them or to pay off prior encumbrances. The total of loans for the week was \$172,695.55. The sum of all the notes given for deferred payments on real estate purchased this week is \$18,660.54. The building associations advanced \$21,200.

County owners were the heaviest borrowers this week, the loans amounting to \$128,253.50. In the north-west there was borrowed an aggregate of \$165,827.29. The record of loans for the other sections follows: Northeast, \$58,720; southwest, \$16,530; southeast, \$15,790.

Lot on Q Street Is Sold For the Drexel Estate

The lot at the southeast corner of Twenty-third and Q streets northwest, fronting fifty feet on Q street and 150 on Twenty-third street, has been sold to the Drexel estate to Thomas J. Fisher & Co., Inc., for \$12,000. The property is located at the point where the new Q street bridge is to cross Rock Creek, one square south of Sheridan Circle.

Several other sales of city property are also reported. Harry A. Kite has purchased four lots on the south side of M street, east of New Jersey avenue northwest, for the purpose of erecting a row of two-story dwellings.

Thomas J. Hanton has purchased the dwelling at 1204 1/2 Wylie street northeast for \$1,250 for investment.

To Remodel Residence For Business Purposes

Daniel Doody has purchased the two-story dwelling, 1308 North Capitol street, for \$5,500, and will remodel it for business purposes. The sale was made by the N. L. Sansbury Company.

They have also sold for John Edwards, a local business man, the ten-room dwelling, 108 E. Street northwest, for \$5,500, and the seven-room dwelling, 1911 Second street northwest, for A. F. Merrill for \$4,500.

BUILDING PERMITS

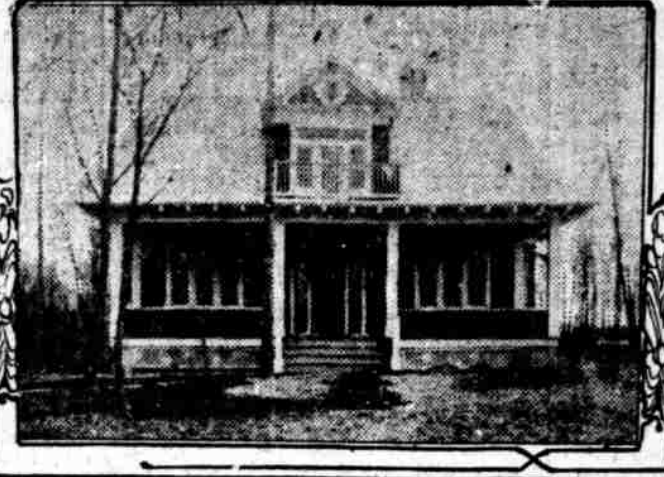
The following building permits were issued today:
To the Metropolitan Baptist Church for one two-story brick and stone church at the corner of Sixth and A streets northeast; architect, A. P. Clark, jr.; builders, B. G. Giddings; builder, B. E. Hardesty; estimated cost, \$45,000.
To Harry Wilson and M. A. Lynch for three two-story brick dwellings on the south side of East Capitol street; architect, C. C. Dunkle; builders, H. Wilson and M. A. Lynch; estimated cost, \$14,000.
To J. J. Connelly for one two-story brick office building at 301 P street northwest; architect, J. J. Connelly; builder, E. J. De Lacy; estimated cost, \$14,000.
To Samuel W. Guach and Samuel Cohen for three two-story frame dwellings on Jay street, near Forty-fourth street northeast; architect, O. H. Fowler; builder, T. H. Stoker; estimated cost, \$2,400.
To P. Y. Garrett for one two-story frame dwelling at 1125 Seventh street northwest; architect, B. G. Giddings; builder, B. E. Hardesty; estimated cost, \$1,250.
To Andrew Stewart for one two-story brick store and dwelling at 2302 Fourteenth street northwest; architects, Spelden & Spelden; builder, H. J. Montgomery; estimated cost, \$5,000.
To Andrew Stewart for one two-story brick store and dwelling at 2302 Fourteenth street northwest; architects, Spelden & Spelden; builder, H. J. Montgomery; estimated cost, \$5,000.

Types of Residences Being Erected at Franklin Park, a Growing Suburb of the Capital on the Virginia Hills

Two-Story Bungalow on Hilltop.

R. S. Billup's Bungalow.

Colonial Frame of H. P. Merrill.



FRANKLIN PARK ON VIRGINIA HILLS IS GROWING SUBURB

Section Formerly Part of the
District Is Being Devel-
oped Rapidly.

ATTRACTIVE FRAME HOUSES BEING BUILT

Expected to Receive New Impetus
When Proposed Bank Has
Been Established.

In the spring the fancy of investors and home-seekers turns seriously to thoughts of suburban real estate. One of the subdivisions which is attracting attention this spring is Franklin Park, across the river on the hills of Virginia, a few minutes ride out on the Great Falls and Old Dominion railroad. Since its opening last year there has been notable development. Attractive suburban homes have been erected and more are planned.

The development of the Virginia side of what was formerly the District of Columbia is one of the notable features of the tendency of home building in the last few years. Every line running out of the city into Virginia has seen grow up along its tracks home after home until for miles in every direction there is now established a series of residential villages whose dwellers work in Washington.

On Electric Car Line.
Franklin Park, while it is one of the newer developments, is already showing its tendency to grow into another pretty village. The property runs about half a mile along the electric line. It is 500 feet above tide water. Its rolling area has been platted out into lots, villa sites and orchards. Nearby is the Sagemiller estate, the Washington Country Club, Livingston Heights, and Fort Myer.

The character of the houses already finished gives a promise of the way in which the suburb is likely to develop within the next few years. The attractive frame house, embodying the ideas of the man who has had it built for his own home, in keeping with surroundings, is the order of building at Franklin Park.

One of the most attractive houses recently built is the home of H. S. Merrill, a two-story dwelling with shingle roof sloping down on two sides to the first story, the windows on the second floor being cut through the roof. It has a wide Colonial porch around two sides and at either end have been built massive chimneys from stone gathered from the property itself.

Some Pretty Residences.
J. R. Dickens has built a two-story bungalow of shingles and cement high on the brow of one of the hills which lend charm to the whole property.

A story-and-a-half bungalow has been built by R. S. Billup, and while one of the smaller residences, it is far from being the least attractive.

H. P. Merrill's house is a two-and-a-half-story colonial frame, with two separate colonial porches. The conventional dormers look out from the roof. Mr. Merrill has also built two large chimneys from the native stone.

Plans have been started for the organization of a bank to be known as the Franklin Park Bank, with a capitalization of from \$10,000 to \$50,000. It is believed that when this institution has been organized, it will greatly facilitate the development of the suburb.

Goes Into Bankruptcy.

After losing a small fortune in promoting Glen Echo as a recreation park, Edward Baltzley has filed a petition in voluntary bankruptcy in the District Supreme Court. Baltzley says his liabilities are \$20,800 with no assets.

Natura Automatic Mediating Rectal Dilator
Will Cure You of Piles and Attending Ills

In the successful treatment of piles the rectal muscles must be brought to their normal condition. They must be made flexible and relaxed, allowing the free circulation of blood.
Dilation has been found to be the most effective treatment to accomplish this. The NATURA AUTOMATIC MEDIATING DILATOR does more than to merely relieve the tension of the contracted muscles, it supports them and permits them to regain their elasticity and strength, at the same time it secretes the most healing medication known to science. This removes all inflammation and soreness and aids nature to effect a PERMANENT CURE.
The Natura treatment is beneficial to the entire system. It is a SURE CURE for CONSTIPATION and the many complications which result from rectal troubles.
WRITE TODAY for full information regarding our methods of home treatments.
For sale at all Reliable Druggists.
THE NATURA CO., Superior Bldg., Cleveland, Ohio.



H. S. Merrill's Attractive Residence, Showing Wide Porches and Stone Chimneys.

Week's Realty Transfers in the District

Northwest.
N street northwest, between Thirty-second and Thirty-third streets—Edward F. Flanagan et ux. to Michael J. Ready, part square 1219, 110. Michael J. Ready et ux. convey same property to Carrie S. Lang, 516. Ninth street northwest—Roland Wallace, 27 ux. to James E. Baines, lot A, square 273, 110.
Oven street northwest, between Seventh and Eighteenth streets—James E. Baines et ux. to Roland Wallace, lots 55, 56, and 57, square 122, 110.
I street northwest, between Twenty-sixth and Twenty-seventh streets—Mary M. Carroly et ux. to Francis S. to Annie M. Kay-pler, lot 24, square 2, 110.
I street northwest, between Twenty-first and Twenty-second streets—Mary F. Barrett et ux. to Frederick W. Krichelt, lot 21, square 75, 110.
Twenty-second street—Mary F. Barrett et ux. to Elihu G. to Annie S. Ticer, lot 20, square 75, 110.
Newport place northwest, between Twenty-first and Twenty-second streets—Martha W. Curtis to Jesse W. Hawkins, part original lot 5, square 60, 110.
N street northwest, between Twenty-third and Twenty-fourth streets—Lea Hill to Mary A. Swanson, lot 13, square 25, 110.
104 Tenth street northwest—Gladys Loughran to Kathleen Keadle, lot 29, square 24, 110.
Twenty-sixth and N streets northwest—Clarence D. Kefauver et ux. to James Hobbs, lots 29 and 30, square 116, 110.
First street northwest, between N and O streets—Adam Melberg to Mary G. Melberg, lot 187, square 617, 110.
Thirty-fifth street northwest, near U street—James D. Hildon et ux. to Martha S. Hildon, lot 218, square 1284, 110.
316 1/2 R street northwest—Helen S. Havenith et ux. to Emanuel, to Tanjore T. and Sarah D. Griffith, lot 28, square 1281, 110.
1312 North Capitol street northwest—Callie V. Harris et ux. to James T. to Johanna McGinnis, lot 208, square 615, 110.
K street northwest, between Third and Fourth streets—Sophia Schaffer to Christmas Zerger, part original lot 3, square 526, 110.
Twenty-sixth street northwest, between K and L streets—Albert Dowling et ux. to Hannah White, lot 47, square 15, 110.
252 G street northwest—Leon Tolman et ux. to McCarthy Hanger, lot 8, square 544, 110.
Eighteenth street northwest, between G and H streets—Henry A. Seymour et ux. to Horace P. Springer, part lot 29, square 406, 110.
E street northwest, between Fifth and Sixth streets—Richard J. Watkins et ux. to president and directors of Georgetown College, part original lot 9, square 453, 110.
I street northwest, between Twenty-first and Twenty-second streets—James S. Birney Kelley et ux. to Edwin J. McKee, lot 29, square 53, 110.
208 Hilber place northwest—H. Birney Thomas et ux. to Edwin J. McKee, lot 29, square 53, 110.
First and Bates streets northwest—Charlotte E. Bates to Fred A. Norway, lots 29 and 32, square 61, 110.
293 New Hampshire avenue northwest—Lucy G. McDonnell to Mary A. Evans and Agnes E. Flanagan, lot 150, square 271, 110.
U street northwest, between Thirteenth and Fourteenth streets—J. Harry M. Chaney to O. T. Martin, lot 150, square 271, 110.
Twelfth street northwest, between I and K streets—Jacob Kees et ux. to Mary Jagger, part lot C, square 255, 110.
Dupont circle—Mary E. Gage to Margaret E. de L. Gage, lot 19, square 114, 110.
Twelfth street northwest, between N and O streets—Charles Schneider et al. trustees, to Mary Mooney, lot 10, square 312, 110.
942 Florida avenue northwest—Mary A. Proctor to Frances Ann Stephens, lot 29, square 254, 110.
1414 North Capitol street northwest—Anna M. Lisman et al. to John M. Caspar, lot 15, square 616, 110. John M. Caspar conveys same property to Samuel Shapiro, 110.
Eighteenth street northwest, between Willard and U streets—Wellesca P. Allen to Laurence J. Mangano, lot 218, square 1284, 110.

NUMBER OF SALES REPORTED TODAY FROM CHEVY CHASE

Thomas J. Fisher & Co. An-
nounce Several
Transactions.

In spite of the backwardness of the season, which has operated to deter investors and home-seekers from visiting suburban subdivisions and selecting lots, a number of sales in Chevy Chase are reported today by Thomas J. Fisher & Co.

Fred A. Emery has purchased a lot on the corner of Connecticut avenue and Kirke street for the purpose of erecting a residence.

Howard S. Nyman has purchased three lots, 19,000 square feet, at the corner of Thirty-ninth, Huntington and Ingomar streets, Chevy Chase Heights for \$7,500.

Mrs. Gertrude B. Fowler has sold to Mrs. C. M. Ludlam a lot of 290 feet depth fronting 100 feet on the east side of Connecticut avenue, in section 4. L. E. Rose has purchased for \$5,000 a lot fronting 120 feet on the south side of Keokuk street, between Thirty-eighth and Thirty-ninth streets, in Chevy Chase Heights.

P. C. Rose purchased for 46 cents a square foot three lots fronting seventy-five feet on the south side of Patterson street, east of Chevy Chase circle.

Heavy Money Loss in a New Haven Factory Fire

NEW HAVEN, Conn., April 8.—Fire of unknown origin did \$150,000 damage in a five-story factory building early today.

Five firemen narrowly escaped injury under a falling wall.

FOR Pains in the Back USE Omega Oil
Gives quick relief. Trial bottle 10c

Healthy Mothers
The bearing of children is frequently followed by poor health for the mother. This supreme crisis of life finding her physical system unprepared or the demands of nature, leaves her with weakened resistive powers and sometimes chronic ailments. This can be avoided if Mother's Friend is used before the coming of baby, and the healthy woman can remain a healthy mother. It is the only remedy that perfectly and thoroughly prepares the system for healthy motherhood, and brings about a natural and easy consummation of the term. Women who use Mother's Friend recover more quickly, with no ill effects, or chronic troubles. Every expectant mother should safeguard her health by using Mother's Friend. This medicine is for sale at drug stores. Write for free book for expectant mothers.
THE BRADFIELD CO., Atlanta, Ga.

Mother's Friend

Short Talks on

Classified Advertising

The Want Ad as a Medium Through Which to Talk to Your Neighbors

Do you realize what this means? Are you aware that your every want can be filled if you tell it to enough people—that regardless of what it is, whether you want to sell or buy, rent to or from, whether you want help or a job, recover a lost article or find its owner, a want ad in The Times will do it?

IF YOU WANT ANYTHING
TALK TO THE TOWN THROUGH THE TIMES.

Call up Main 5260 and ask for the Want Ad Dept. Tell the ad taker what you want. An appropriate ad will be written, rates explained, and if satisfactory, advertisement inserted. Your "want" can usually be filled the same day.

The average ad costs less than 25c

A cash outlay of \$500 will finance the building of your own home in

CHEVY CHASE HEIGHTS

The nearest point to the city where the Chevy Chase standard of development is obtainable.

Every Improvement installed in this entire section is of the built-to-use grade. Material used is the best that can be obtained.

A Personal Inspection will more certainly convince you of the beauty of this subdivision and of the excellence of the work done there than anything we can say.

After you have looked this property over, let us show you how you can own your own home on what seems to you a mighty small amount

Come Out Sunday—Salesmen on Property

THOMAS J. FISHER & CO., Inc.
738 15th Street N. W.